

**THE FOUNTAINS AT DEERFIELD PROPERTY OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **THE FOUNTAINS AT DEERFIELD PROPERTY OWNERS ASSOCIATION, INC.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** THE FOUNTAINS AT DEERFIELD

**Name of the Association:** THE FOUNTAINS AT DEERFIELD PROPERTY OWNERS ASSOCIATION, INC.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Bexar County, Texas, as follows;

- (a) U1, Vol. 9524, Page 102-103, and Vol. 9525, Page 80, U2, Vol. 9524, Page 104-105, U3, Vol. 9526, Page 61

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Bexar County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for The Fountains at Deerfield Subdivision. Vol 5378, 1226; Vol 5568, 1325.
- (b) Fountains at Deerfield Property Owners Association, Inc. Deed Restriction Violation Policy. Doc 20060031035. 2/9/2006.
- (c) First Amendment to the Second Amended Declaration of Covenants, Conditions and Restrictions for The Fountains at Deerfield Subdivision, Unit I and II planned Unit Development and Amendment to the Declaration of Covenants, Conditions and Restrictions for the Fountains at Deerfield Subdivision, Unit III Planned Unit Development. Doc 20100194867.
- (d) Second Amendment to the Second Amended Declaration of Covenants, Conditions and Restrictions for The Fountains at Deerfield Subdivision, Unit I and II planned Unit Development and Amendment to the Declaration of Covenants, Conditions and Restrictions for the Fountains at Deerfield Subdivision, Unit III Planned Unit Development. Doc 20110064361.
- (e) Second Amendment to the Second Amended Declaration of Covenants, Conditions and Restrictions for The Fountains at Deerfield Subdivision, Unit I and II planned Unit Development and Amendment to the Declaration of Covenants, Conditions and Restrictions for the Fountains at Deerfield Subdivision, Unit III Planned Unit Development. Doc 20110064361.
- (f) The Fountains at Deerfield Subdivision, Unit I & II Planned Unit Development Amended Declaration of Covenants, Conditions and Restrictions. Doc 2278356. Vol 5378, 1226.
- (g) The Fountains at Deerfield Subdivision, Unit III Planned Unit Development. Doc 2388337. Vol 5568, 1325.
- (h) Fountains at Deerfield Homeowners Association, Inc. Community Manual. Doc 20110232995.

**Name and Mailing Address of the Association**

THE FOUNTAINS AT DEERFIELD PROPERTY OWNERS ASSOCIATION, INC.  
c/o Professional Community Management  
300 East Sonterra Blvd Ste 250  
San Antonio, Texas 78258

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Professional Community Management  
300 East Sonterra Blvd Ste 250  
San Antonio, Texas 78258  
210-545-1888

AHCInfo@associa.us

**Website Address of the Association**

www.townsq.io

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 1 day of January, 2022

THE FOUNTAINS AT DEERFIELD PROPERTY OWNERS  
ASSOCIATION, INC., acting by and through its managing agent,  
Professional Community Management



Alex Rix, Professional Community Management President

STATE OF TEXAS           §  
  §  
COUNTY OF Bexar       §

This instrument was acknowledged before me on the 1<sup>st</sup> day of January, 2022 by Alex Rix, President with Professional Community Management, the managing agent for THE FOUNTAINS AT DEERFIELD PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of such corporation.



Notary Name  
Notary Public, State of Texas

When recorded return to:  
Professional Community Management  
300 East Sonterra Blvd Ste 250  
San Antonio, Texas 78258



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20220102532

**Recorded Date:** April 25, 2022

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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on:  
4/25/2022 8:06 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk